



Local Agency Formation Commission of Napa County

Subdivision of the State of California

We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

Regular Commission Meeting August 3, 2015

Juliana Inman, Chair
Diane Dillon, Vice-Chair
Brian J. Kelly, Commissioner
Greg Pitts, Commissioner
Brad Wagenknecht, Commissioner
Joan Bennett, Alternate Commissioner
Keith Caldwell, Alternate Commissioner
Gregory Rodeno, Alternate Commissioner

Old Study Schedule

- Ambitious and restrictive – lacks flexibility
- 10 MSRs and 13 SOIs overdue
(Attachment Three)

New Work Program

- Allows for flexible solutions to meet State mandates
- Borrows from other LAFCOs
 - Information collection – checklists and questionnaires
 - Abbreviated vs. comprehensive studies
 - Differentiates – no “skipping” agencies
 - Positioned to complete all studies in 2015-16

New Work Program

- Hiring Private Consultants
 - All overdue work can be performed by combining in-house resources with outside consultants
 - Request for Proposals (Attachment Eight)
 - Vacant Analyst position salary can cover costs
 - Budget transfer from Salaries to Consulting

Alternatives

- All involve budget transfer and RFP distribution

(1) Status quo

(2) Amend Study Schedule to directly respond to local agency concerns/needs

(3) Amend MSR policy and replace Study Schedule with new Work Program

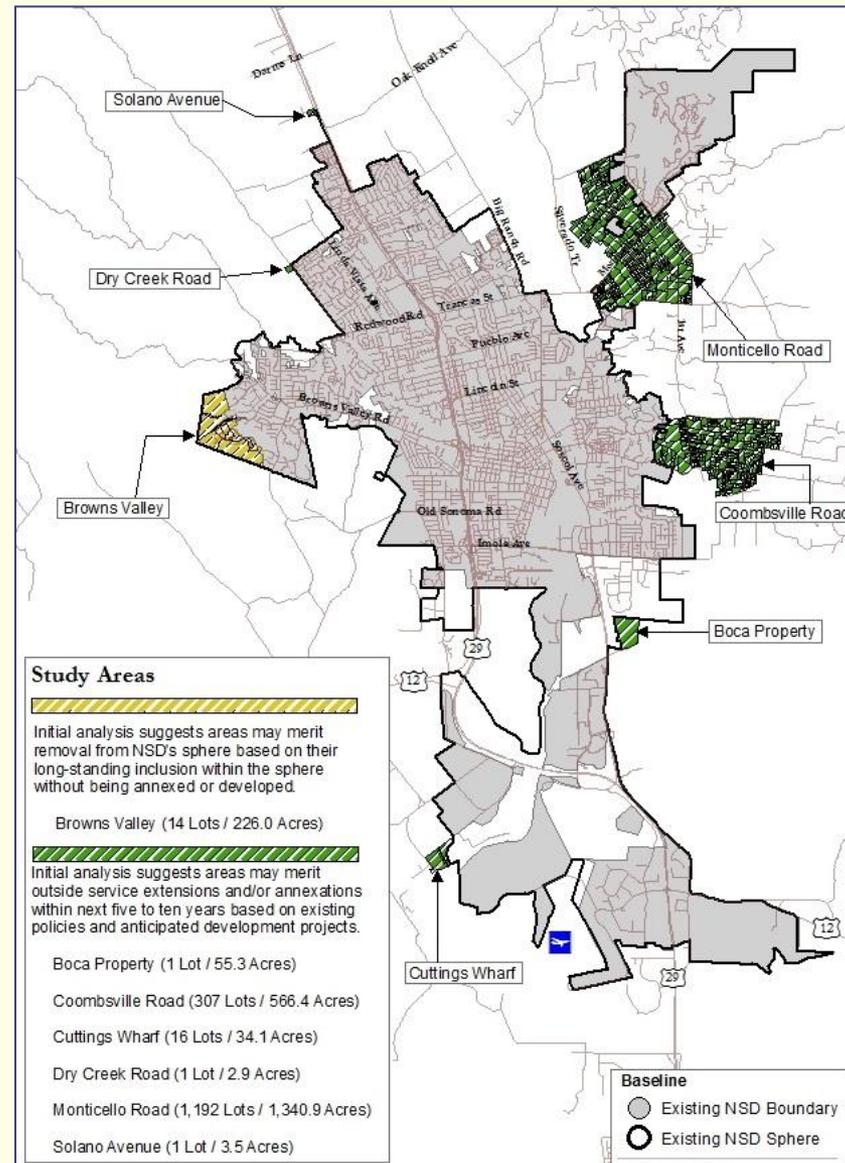
Recommendation (Alt. Three)

- (1) Approve amendment to MSR policy
(Attachment One)
- (2) Adopt the Work Program (Attachment Seven)
- (3) Approve a \$71,600 budget transfer from
Salaries to Consulting Services
- (4) Authorize distribution of RFP (Attachment
Eight) to consultants

Agenda Item No. 7a (Public Hearing): Final SOI Update for Napa Sanitation District

7 Study Areas:

- *Boca Property*
- *Browns Valley*
- *Coombsville Road*
- *Cuttings Wharf*
- *Dry Creek Road*
- *Monticello Road*
- *Solano Avenue*



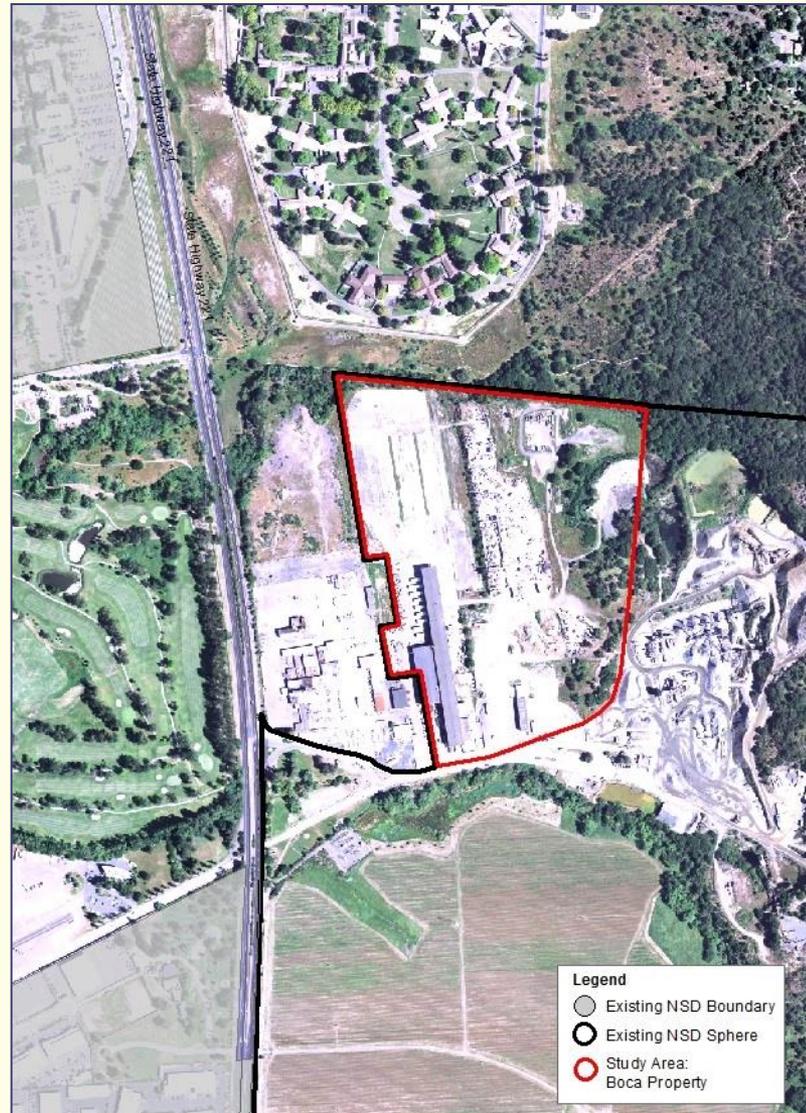
Agenda Item No. 7a (Public Hearing): Final SOI Update for Napa Sanitation District

Boca Property

1 lot / 55.3 acres

Recommendation: no change

- Current land use – industrial
- Not subject to existing development plans
- Adding to NSD's sphere would require at minimum an initial study and negative declaration



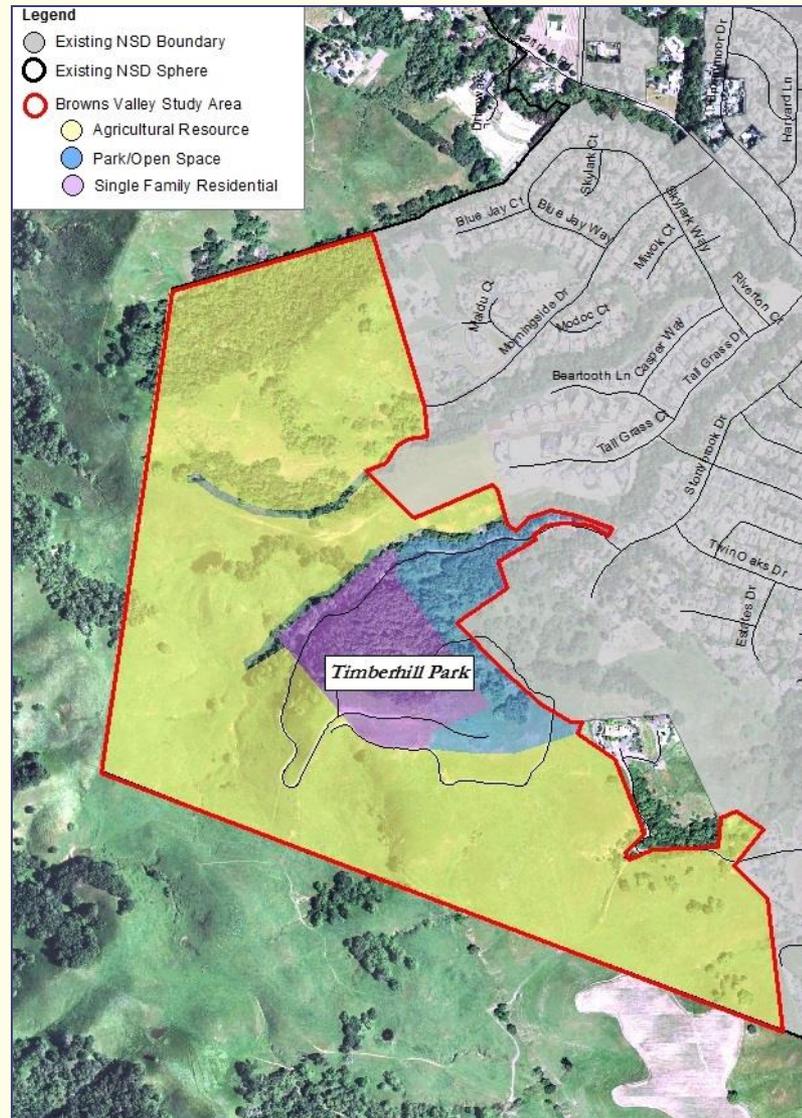
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Browns Valley

14 lots / 226.0 acres

Recommendation: no change

- Current land use:
 - Incorporated within City of Napa
 - Partially undeveloped
 - Partially developed as park and open space (Timberhill)
- Area has been in NSD's SOI since 1975 without being annexed or requesting service
- Pending residential development projects under City of Napa's land use authority



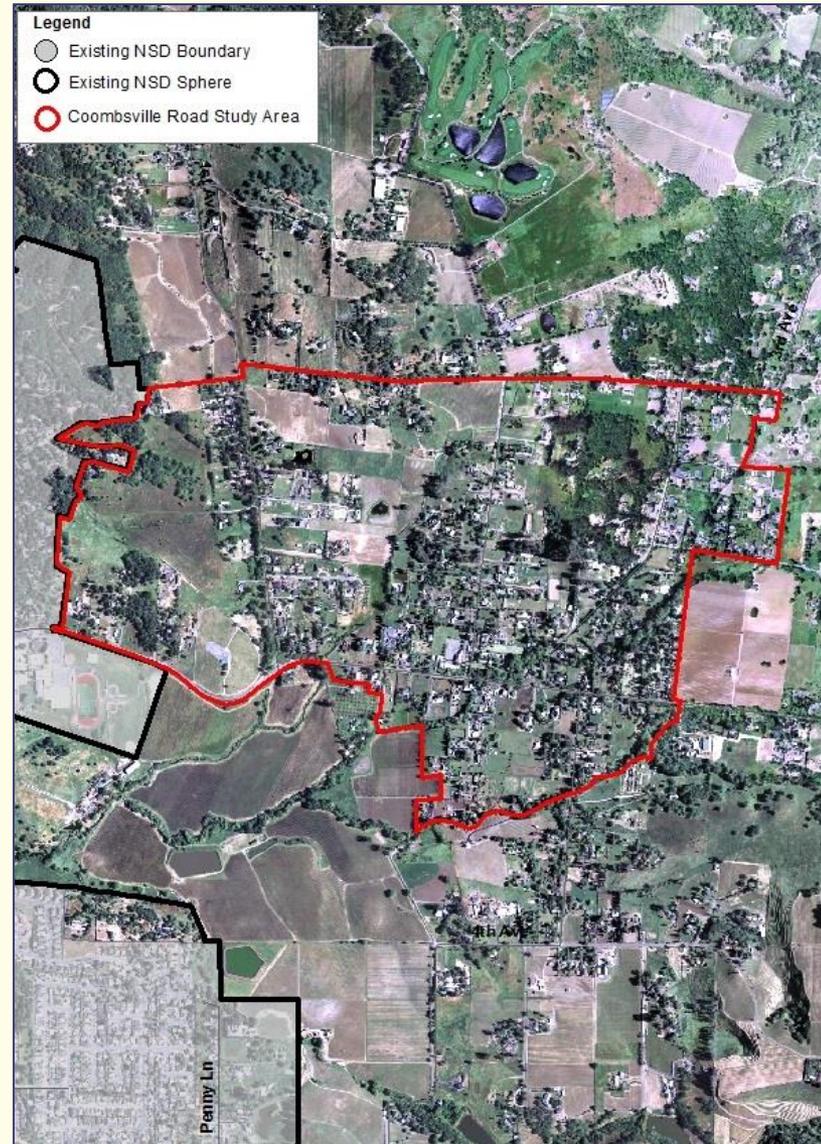
Agenda Item No. 7a (Public Hearing): Final SOI Update for Napa Sanitation District

Coombsville Road

307 lots / 566.4 acres

Recommendation: no change

- Current land use – low density residential and agriculture
- No specific service requests
- No existing development plans
- Adding to NSD's sphere would require at minimum an initial study and negative declaration



Agenda Item No. 7a (Public Hearing): Final SOI Update for Napa Sanitation District

Cuttings Wharf

16 lots / 34.1 acres

Recommendation: add to SOI

- Current land use – residential
- County General Plan: Agricultural Resource
- County Zoning: Residential Single (Airport Compatibility)
- Inadequate private wastewater disposal system poses a health and safety threat to existing residents



Agenda Item No. 7a (Public Hearing): Final SOI Update for Napa Sanitation District

Cuttings Wharf

16 lots / 34.1 acres

Recommendation: add to SOI

- In conflict with Commission Policy III(D)(3) – adding to NSD’s SOI would require the Commission to waive policy
 - Existing threat to public health and safety
 - Extending public sewer would serve existing development; no additional development potential



Agenda Item No. 7a (Public Hearing): Final SOI Update for Napa Sanitation District

Dry Creek Road

1 lot / 2.9 acres

Recommendation: add to SOI

- Current land use: undeveloped
- County General Plan: Agriculture, Watershed, and Open Space
- County Zoning: Agricultural Watershed



Agenda Item No. 7a (Public Hearing): Final SOI Update for Napa Sanitation District

Dry Creek Road

1 lot / 2.9 acres

Recommendation: add to SOI

- Landowner has stated one single-family residence will be built on the property whether or not it will be served by a private onsite septic system or public sewer service from NSD. Extension of NSD's public sewer service to the Dry Creek Road Study Area appears preferable compared to constructing a new septic system in the unincorporated area.



Agenda Item No. 7a (Public Hearing): Final SOI Update for Napa Sanitation District

Dry Creek Road

1 lot / 2.9 acres

Recommendation: add to SOI

- In conflict with Commission Policy III(D)(3) – adding to NSD’s SOI would require the Commission to waive policy
 - Existing infrastructure located immediately adjacent to property (less than 1,000 feet away)
 - Public sewer would serve one SFR and represents the maximum allowable development potential



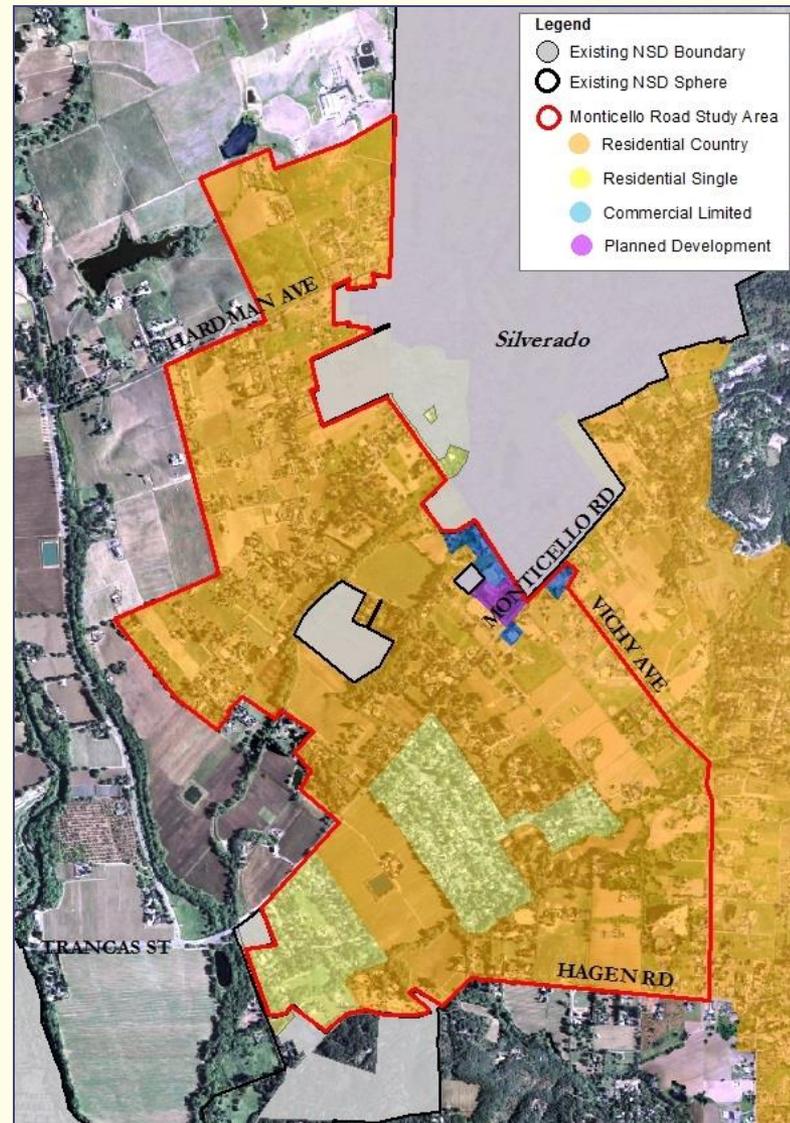
Agenda Item No. 7a (Public Hearing): Final SOI Update for Napa Sanitation District

Monticello Road

1,192 lots / 1,340.9 acres

Recommendation: no change

- Current land use – low density residential, light commercial, and agriculture
- Minimal specific service requests
- No existing development plans
- Adding to NSD's sphere would require at minimum an initial study and negative declaration



Agenda Item No. 7a (Public Hearing): Final SOI Update for Napa Sanitation District

Solano Avenue

1 lot / 3.5 acres

Recommendation: no change

- Current land use – abandoned previous commercial (restaurant)
- Conceptual development plan to construct a 50-room hotel and 100-seat restaurant:
 - Pending development application with County
 - Will-serve letter from NSD valid through 12/5/16
 - CEQA analysis needed
- Adding to NSD's sphere would require at minimum an initial study and negative declaration



**Agenda Item No. 7a (Public Hearing):
Final SOI Update for Napa Sanitation District**

General Policy Determination III(D)(3):

Land designated agricultural or open-space shall not be approved for inclusion within any special district's sphere of influence for purposes of urban development through the extension of essential public services. The Commission may consider exceptions to this policy based on evidence provided by the affected special district demonstrating all of the following:

- a) The expansion is necessary in order to provide potable water or sewer to the territory to respond to a documented public health or safety threat.
- b) The affected special district can provide adequate potable water or sewer service to the affected territory without extending any mainline more than 1,000 feet.
- c) The expansion will not promote the premature conversion of agricultural or open-space land to urban use.

**Agenda Item No. 7a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Alternative Actions for Commission Consideration

(all involve opening Public Hearing and inviting public testimony):

- 1) Close the Public Hearing and adopt revised resolutions making CEQA findings and amending NSD's SOI to include the Cuttings Wharf and Dry Creek Road Study Areas. Alternative One would require the Commission to waive General Policy Determination III(D)(3).
- 2) Close the Public Hearing and affirm NSD's existing SOI with no changes. Alternative Two would be appropriate if the Commission chooses to prioritize existing policy restrictions.
- 3) Continue the Public Hearing to the next regular meeting (October 5). Alternative Three would be appropriate if the Commission desires additional time to consider the aforementioned policy conflict.

Recommendation: Take the actions consistent with Alternative One as described above

Agenda Item No. 8a (Discussion): Draft SOI Update for Silverado Community Services District

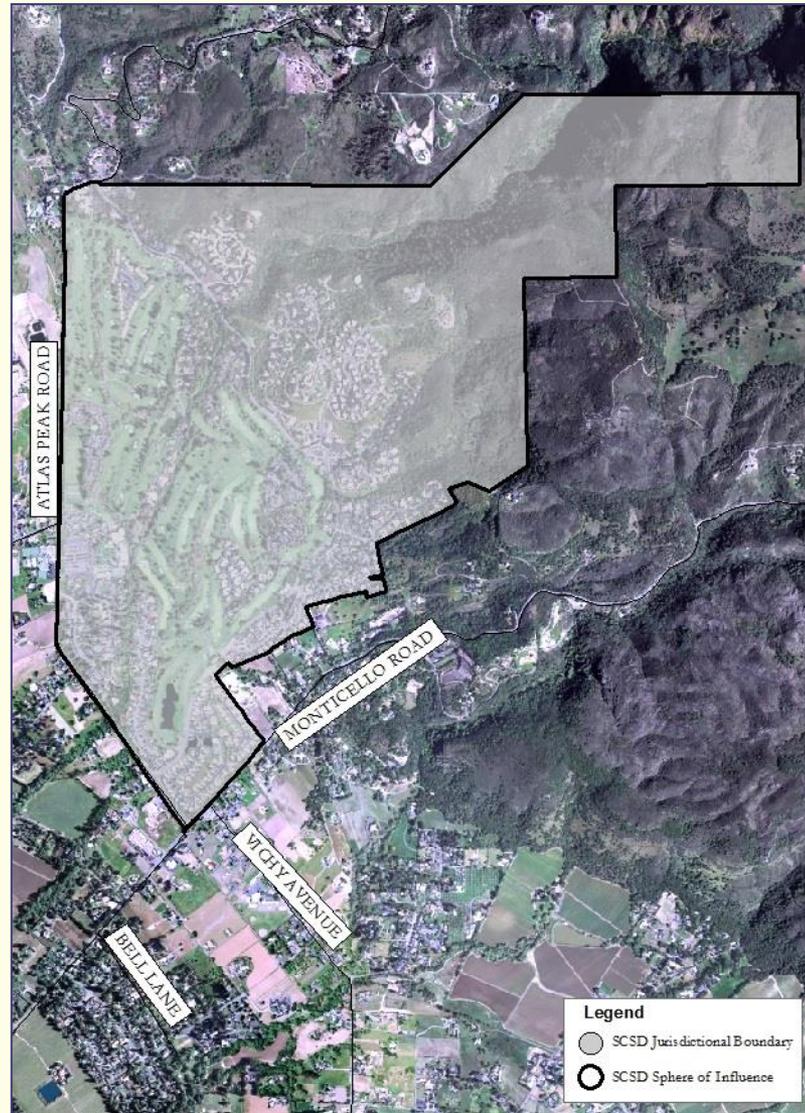
SCSD SOI

Recommendation: no change

Coterminous with jurisdictional boundary: 1,158 parcels / 1,159 acres

Municipal Services Provided
(Central County Region MSR):

- Street Lighting
- Street Sweeping
- Street Landscaping
- Sidewalk Improvement and Maintenance



Agenda Item No. 9: Executive Officer Report

Napa Pipe Update – Application Forthcoming:

- SOI amendment for the entire site
- Annexation of the first phase of the project
- Authorization for City of Napa to provide municipal services outside jurisdictional boundary but within newly amended SOI
 - Outside service agreement (OSA) in anticipation of annexing the remaining phase(s) of the project
 - Allowed under G.C. Section 56133(b)
- Special Meeting request for late September

CALAFCO Annual Conference

- September 2nd through September 4th in Sacramento



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